

Regulatory Council of Community Association Managers 2022 Legislative Update

HOUSE BILL 423

Signed Into Law

Relating to Building Regulation

The bill relates to building inspection services including a definition of “private provider” in ss. 468.603(9), Florida Statutes and the requirements for a person to become certified as a building code inspector or plans examiner in s. 468.609, Florida Statutes. The bill provides authority in s. 468.509, Florida Statutes for the Florida Building Code Administrators and Inspectors Board to impose requirements on provisional certificates; revises qualifications of building code administrators who may directly supervise persons performing duties of plans examiner or building code inspector; and requires the board to authorize by rule the transfer of partial completion of an internship program. The bill also amends s. 553.791, Florida Statutes regarding administrative fees, access to documents and reports and the issuance of certificate of occupancy or certificate of completion within a specified time and provides an effective date.

*Chapter 2022-136, Laws of Florida
Effective July 1, 2022*

SENATE BILL 898

Signed Into Law

Relating to Lodging Standards

The bill mandates background screenings for employees of transient or non-transient apartments as a condition of employment and specifies requirements for the screenings; authorizes landlords to disqualify potential employees for certain criminal offenses; revises the meaning of a reasonable notice for repairs of dwelling units; requires transient and non-transient apartments to take certain actions involving employee background screenings and the provision of keys for tenant dwelling units; requires transient and non-transient apartments to provide proof of compliance with the bill to the Division of Hotels and Restaurants upon request; and prohibits public lodging establishments from offering an hourly rate for accommodations with the exception of a late checkout fee.

*Chapter 2022-222, Laws of Florida Except as
otherwise expressly provided in this act,
this act shall take effect July 1, 2022*

SENATE BILL SB 2-D

Signed Into Law

Relating to Property Insurance

The bill creates the Reinsurance to Assist Policyholders program to be administered by the State Board of Administration and requires certain property insurers to obtain coverage under the program. This bill also revises the homeowner eligibility criteria for mitigation grants and requires claimants to establish that property insurers have breached the insurance contract to prevail in certain claims for damages.

The bill also requires the Office of Insurance Regulation to aggregate on a statewide basis and make publicly available certain data submitted by insurers and insurer groups.

*Chapter 2022-268, Laws of Florida Except as
otherwise expressly provided in this act,
this act shall take effect July 1, 2022*

SENATE BILL SB 4-D

Signed Into Law

Relating to Building Safety

The bill provides that the entire roofing system or roof section of certain existing buildings or structures does not have to be repaired, replaced, or recovered in accordance with the Florida Building Code under certain circumstances. This bill also requires condominium associations and cooperative associations to have milestone inspections performed on certain buildings at specified times.

The bill authorizes local enforcement agencies to prescribe timelines and penalties relating to milestone inspections and revises the types of records that constitute the official records of a condominium association. The bill also prohibits certain members and associations from waiving or reducing reserves for certain items after a specified date.

*Chapter 2022-269, Laws of Florida
Effective May 26, 2022*